

CITY OF SALINA, KANSAS
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
September 24, 2007
4:00 p.m.

The City Commission convened at 2:30 p.m. in a Study Session for a police simulator demonstration. The Regular Meeting of the Board of Commissioners was called to order at 4:00 p.m. in Room 107, City-County Building. A roll call was taken followed by the Pledge of Allegiance and a moment of silence.

There were present:

Mayor Alan E. Jilka, Chairman presiding
Commissioner Luci Larson
Commissioner R. Abner Perney
Commissioner John K. Vanier II

comprising a quorum of the Board, also present:

Jason A. Gage, City Manager
Greg Bengtson, City Attorney
Lieu Ann Elsey, City Clerk

Absent: Commissioner Aaron Peck

CITIZEN FORUM

None.

AWARDS - PROCLAMATIONS

None.

PUBLIC HEARINGS AND ITEMS SCHEDULED FOR A CERTAIN TIME

None.

CONSENT AGENDA

- (6.1) Approve the minutes of September 17, 2007.
- (6.2) Accept the offered utility / drainage easement in Quail Meadows Estates.

07-7249 Moved by Commissioner Vanier, seconded by Commissioner Perney, to approve the consent agenda as presented. Aye: (4). Nay: (0). Motion carried.

DEVELOPMENT BUSINESS

(7.1) Application #Z07-16, filed by Fred and Jackie Bailey, requesting a change in zoning district classification from C-1 (Restricted Business) to C-2 (Neighborhood Shopping) on property addressed as 723 S. Ohio Street.

(7.1a) First reading Ordinance No. 07-10416.

Dean Andrew, Director of Planning and Community Development, explained the request, C-1 and C-2 zoning districts, parking issues, and the Planning Commission's recommendation to allow Planned C-2 zoning and conditions of approval.

A discussion followed between Commissioner Vanier, Mayor Jilka, and Mr. Andrew regarding the applicant's request of C-2 zoning.

Additional discussions followed between Commissioner Larson and Mr. Andrew regarding parking and traffic flow.

Mr. Andrew then responded to Commissioner Vanier's question regarding the original request. He then responded to City Manager Jason Gage's question regarding whether or not the planned zoning was acceptable to the applicant.

07-7250 Moved by Commissioner Perney, seconded by Commissioner Vanier, to pass Ordinance No.07-10416 on first reading. Aye: (4). Nay: (0). Motion carried.

(7.2) Application #Z07-13, filed by C.R. Development, Inc., requesting a change in zoning district classification from RS (Residential Suburban) to R-1 (Single-Family Residential) on property located on the south side of East Cloud east of Parkwood Drive.

(7.2a) First reading Ordinance No. 07-10417.

Dean Andrew, Director of Planning and Community Development, explained the request, current and proposed infrastructure, and the Planning Commission's recommendation.

Mr. Andrew then responded to Mayor Jilka's question regarding drainage.

Shirley Drawbaugh, 1833 Parkwood Drive, requested the names of the individuals that made up CR Development and where the company was located. Ms. Drawbaugh continued to comment on the developer's plan on connecting the water line and she expressed concerns of the improvements going through her property.

Mr. Andrew responded to Ms. Drawbaugh's questions and explained to her that the developers would need to have easements granted to them by her and home association prior to them proceeding with the water line improvement.

A discussion followed between Mayor Jilka, Mr. Andrew, City Manager Jason Gage, and Commissioner Larson regarding the developer's proposed water line improvements, granting of easements, and platting of the property.

Mayor Jilka suggested that Ms. Drawbaugh continue to monitor the project, because the Commission was only considering the zoning aspect of it.

Janet Starks, 1360 Parkwood, commented on the need for environmentally friendly infrastructure, crowding of Stewart Elementary School, and lack of sidewalks in the area.

07-7251 Moved by Commissioner Vanier, seconded by Commissioner Perney, to pass Ordinance No.07-10417 on first reading. Aye: (4). Nay: (0). Motion carried.

ADMINISTRATION

(8.1) Resolution No. 07-6436 revoking a permit for use of public property for aesthetic purposes and directing notice of removal of the improvements made pursuant to such permit.

Jason Gage, City Manager, explained the City Commission's 1995 action regarding the permit and the proposed resolution. Mr. Gage continued to explain that the Commission was under no obligation to relocate the sign; however, if the Commission would like to consider relocation of the sign, staff would suggest that the North Salina Business Association pursue suitable private property site alternatives.

Mr. Gage then responded to Commissioner Larson regarding who has been maintaining the right-of-way.

A discussion followed between Commissioner Perney, Commissioner Larson, and Mr. Gage on whether the North Salina Business Association was notified of the item appearing before the City Commission today. Mr. Gage confirmed that a member of the association was aware of it.

Mayor Jilka noted his support of adopting the resolution and directing staff to have the association first review and consider private property site alternatives in lieu of placement in City right-of-way (Alternative #1).

Commissioner Perney concurred with Mayor Jilka.

07-7252 Moved by Commissioner Perney, seconded by Commissioner Vanier, to adopt Resolution No. 07-6436 and direct Staff to have the North Salina Business Association first review and consider suitable private property site alternatives in lieu of placement in City right-of-way. Aye: (4). Nay: (0). Motion carried.

OTHER BUSINESS

None.

ADJOURNMENT

07-7253 Moved by Commissioner Vanier, seconded by Commissioner Larson, that the Regular Meeting of the Board of Commissioners be adjourned. Aye: (4). Nay: (0). Motion carried. The meeting adjourned at 4:37 p.m.

Alan E. Jilka, Mayor

[SEAL]
ATTEST:

Lieu Ann Elsey, CMC, City Clerk